

ISTRA, LABIN OKOLICA, VELIKO ZEMLJIŠTE S POGLEDOM NA MORE I DOZVOLAMA, Labin, Land



Seller Info

Name: Re/Max Plus labin
First Name: Re/Max
Last Name: Plus labin
Company Name: Re/Max Plus Labin
Service Type: Selling and renting
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Website: <https://www.remax-plus.info>
Country: Croatia
Region: Istarska županija
City: Labin
City area: Labin
ZIP code: 52220
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About us: In the very center of Labin, on Zelenice, Re/Max Plus Labin, a branch of the world's leading real estate agency, has been operating successfully for many years.

Re/Max is the name of a real estate brokerage company founded in 1973 in Denver, USA. The name is an abbreviation of 'Real Estate Maximums', which confirms the founder's vision of achieving maximum results in work, cooperation, quality and profit. That they succeeded in this will be convinced by the data that in the past 46 years they have expanded their operations to 90 countries, so currently there are 7,000 offices around the world with 120,000 sales representatives, i.e. agents.

There are 19 branches operating in Croatia, four of which are in Istria, and the Labin branch is achieving notable results in business.

The key factors that contribute to the success of Re/Max are that the office managers and sales representatives are motivated and professionally trained. Re/Max's sales representatives prepare a sales plan for each property, which they execute in cooperation with the client. Rea/Max's office in Labin promotes every real estate it has on offer, and they are also connected with other Remax offices in a certain area or in a certain country, thus attracting a much larger number of potential buyers than is the case in a traditional or independent way mediation in real estate business.

What makes the difference is the immediate, professional approach of the sales representatives (agents) of the Labin office, who continuously maintain contacts with sellers and buyers, who therefore feel respected and at the same time know that they and their real estate are being taken care of in a quality way.

Reg No.: 52/2014

Listing details

Common

Title:

ISTRA, LABIN OKOLICA, VELIKO ZEMLJIŠTE S POGLEDOM NA MORE I DOZVOLAMA

Property for: Sale
Land type: Building lot
Property area: 9161 m²
Price: 1,450,000.00 €
Updated: Feb 17, 2024

Location

Country: Croatia
State/Region/Province: Istarska županija
City: Labin
City area: Labin
ZIP code: 52220



Description

Description: SPACIOUS BUILDING LAND WITH PANORAMIC VIEW OF THE SEA AND BUILDING PERMITS FOR 7 HOUSES - building land of 9,161 m². - The scope is located within the boundaries of the construction area, residential purpose, intended for the construction of family houses or holiday homes with outdoor swimming pools. The scope is irregularly shaped, in the north-south direction. On the eastern side, the scope is directly connected to the access road. - The construction of a road with infrastructure has started on the land based on the valid construction permit. Next to the road, infrastructure is planned, which consists of: hydrant network, storm drainage, water pipeline, public lighting, telecommunications. So far, rough construction works have been carried out (earthworks, excavations, construction of supporting reinforced concrete walls). - According to the valid spatial plan, it is possible to form on the scope of the construction plot where the construction of free-standing, semi-built-in or built-in buildings would be possible, Po+P+1 floors, maximum height above ground 7 m. The prescribed maximum construction coefficient is 0.25, and the utilization coefficient is 0.75 for freestanding buildings. The minimum size of the building plot is 300 m². The roof of the building can be flat, sloping or combined. The minimum area of natural terrain is 20%, and the minimum number of parking spaces - 2 PM. - The land is sold only as a single unit. Currently, 7 construction permits are in the status of issuance. After the permits become valid, the land will be parceled out. However, the new owner can subdivide the current scope as he sees fit according to his own financial model. - Just a few minutes drive away is the town of Labin with all the necessary facilities for life, and bays with beautiful pebble beaches, restaurants and cafes. ID CODE: 300291007-246

Additional contact info

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